



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING & ZONING DEPARTMENT
(203) 797-4525
(203) 797-4586 (FAX)

FOR OFFICE USE ONLY

DATE REC. _____

FILE NO.: _____

APPLICATION FOR SITE PLAN APPROVAL

All "Applications for Site Plan Approval" shall be submitted to the Department of Planning & Zoning in accordance with applicable requirements of the City of Danbury Zoning Regulations. *One original and nine copies* of this "Application" form shall be completed and signed by the property owner and applicant/agent and shall be accompanied by *one original and nine copies* of all other documents, plans and other materials specified below under "Submission Requirements" along with payment of all required fees. Failure to comply with *all* "Submission Requirements" may result in a denial of the Application.

Note: No required fees or other required application forms, site plans or supplemental documents shall be accepted after receipt of an Application by the Department, and the failure to include any such required fees, forms, plans or documents may be grounds for denial of the Application as a whole. No change to the application may later be made by the applicant to said forms, plans, or documents submitted with the Application and initially received by the Department unless specifically authorized or required by the Department of Planning and Zoning, and any such change not so authorized or required may result in denial of the application submitted. Any subsequent Application submitted shall be subject to the appropriate review periods specified in the Connecticut General Statutes.

1. Name of the proposed development: DR SHWETA DENTAL OFFICE
2. Street address of the proposed development: 100 MILL PLAIN ROAD
3. Date submitted: 4-12-22 Tax Assessor's lot number: C14 0058
4. Please check one:
New site plan: ☐ Revision to approved plan: ☒ SP or SE #: _____
(attach sheet describing revision) (fill in number for revisions to approved plan)
5. Property owner's name: 100 MILL PLAIN INVESTORS LLC
Address: 1430 BROADWAY NEW YORK NY 10018 Phone: 212-355-2431
(Street, City, State, Zip) Fax: _____
6. Applicant/Agent's Name: DOUG MACMILLAN
Address: 18 BOULDER HILL RD RIDGEFIELD Phone: 203-788-4657
(Street, City, State, Zip) CT 06817 Fax: _____

7. Zoning district(s): CA - 20

8. Intended use of property: RENTAL OFFICE

9. Estimated construction cost of all proposed improvements: \$ 100,000

10. Owners/Applicants/Developers/Contractors are hereby notified of their potential obligation to obtain authorization under the State of Connecticut's Department of Energy and Environmental Protection General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities ("construction general permit") if their development or redevelopment project disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the State directly or through Danbury's municipal separate storm sewer system ("MS4"). Owners/Applicants/Developers/Contractors are hereby informed of their obligation to provide a copy of the Storm Water Pollution Control Plan (as required by the construction general permit) to the City of Danbury upon request.

I hereby certify that this "Application for Site Plan Approval," attached site plan, site plan contents list, and all supplemental documents are, to the best of my knowledge, true, complete and correct and acknowledge the notification in #10 above.

Property Owner:
(Required)

Signature

Date

Applicant/Agent:

Signature

Date

IF THE USE PROPOSED REQUIRES A LICENSE FROM A STATE AGENCY FOR OPERATION OF SUCH USE, ADDITIONAL APPROVALS MAY BE REQUIRED, INCLUDING BUT NOT LIMITED TO A LOCATION APPROVAL OR SPECIAL PERMIT. PLEASE CONSULT THE DEPARTMENT OF PLANNING AND ZONING.



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
(203) 797-4525
(203) 797-4586 (FAX)

FOR OFFICE USE ONLY
DATE REC.: _____
FILE NO.: <u>SE # 128</u>

APPLICATION FOR SPECIAL EXCEPTION APPROVAL

An "Application for Special Exception Approval" shall be submitted to the Planning Commission through the Department of Planning & Zoning for approval of all Special Exception uses in accordance with applicable requirements of the City of Danbury Zoning Regulations. This "Application" form shall be completed and signed by the property owner and the applicant/agent and shall be accompanied by all documents, plans, fees and other materials specified below under "Submission Requirements." All "Applications for Special Exception Approval" shall be accompanied by an "Application for Site Plan Approval" pursuant to the Zoning Regulations.

The application review period, as specified in §8-26 of the C.G.S., as amended, will not commence until all the "Submission Requirements" specified below are submitted to the Department of Planning & Zoning. Failure to comply with all "Submission Requirements" shall result in a denial of the Application.

1. Name of proposed development: DR SHWETA
2. Street address of the proposed development: 100 MILL PLAIN ROAD - SUITE 1
3. Date submitted: _____ Assessor's Lot # C14 0058
4. Property owner's name: 100 MILL PLAIN INVESTORS Phone: 603-355-2031
Address: 51 MAIN ST NEW MILFORD CT Fax: _____
(street, city, state, zip code) 06776
5. Applicant/Agent's name: DOUG MACMILLAN Phone: 203-788-4657
ARCHITECT
Address: 18 BOULDER HILL RD RIDGEFIELD Fax: MACARCH@SNET.NET
(street, city, state, zip code) CT 06877
6. Zoning District: CA-20
7. Special Exception Use: DENTAL OFFICE

8. Zoning Regulations section(s) authorizing this special exception: _____
9. Does the property contain wetlands or watercourses ☒ Yes ☐ No
If Yes, and a regulated activity is proposed within the wetland or watercourse, or its regulated buffer, on what date was the application submitted to the Environmental Impact Commission?

10. Is the property or any portion thereof located within a floodplain zone? ☒ Yes ☐ No
If Yes, and work is proposed in the floodplain zone, a Floodplain Permit will be required from the Planning Commission in accordance with Section 7.A of the Zoning Regulations.
11. Is the property or any portion thereof located with a designated Public Water Supply Watershed zone?
☐ Yes ☒ No
If Yes, the Applicant/Agent shall be required to comply with Section 7.C of the Zoning Regulations.
12. List all municipalities within five hundred (500) feet of the subject property (if any)
NONE

I hereby acknowledge that to the best of my knowledge, the above information is true, complete and correct.

100 MILL PLAIN ROAD INVESTORS LLC

Property Owner: by Arnold Gamberg Managing member

Print Name

Signature

Date

3/14/22

Applicant or Agent:

SHWETA GUJARAN

Print Name

Signature

Date

3/15/22



52 foot Abutters List Report

Danbury, CT
February 24, 2022

Subject Property:

Parcel Number: C140580000
CAMA Number: C14058-0000
Property Address: 100 MILL PLAIN

Mailing Address: 100 MILL PLAIN INVESTORS LLC C/O
EVO REAL ESTATE GROUP
1430 BROADWAY
NEW YORK, NY 10018

Abutters:

Parcel Number: C140140000
CAMA Number: C14014-0000
Property Address: 102 MILL PLAIN

Mailing Address: CRD LLC
5 FRANCIS J CLARKE CI
BETHEL, CT 06801

Parcel Number: C140150000
CAMA Number: C14015-0000
Property Address: 104 MILL PLAIN

Mailing Address: VMBL PROPERTY LLC
104 MILL PLAIN RD
DANBURY, CT 06811

Parcel Number: C140160000
CAMA Number: C14016-0000
Property Address: MILL PLAIN

Mailing Address: BARRETT GROUP LIMITED
PARTNERSHIP
106 MILL PLAIN RD
DANBURY, CT 06811

Parcel Number: C140610000
CAMA Number: C14061-0000
Property Address: MILL PLAIN

Mailing Address: CONSOLIDATED RAIL CORP
MEADOW ST
NEW HAVEN, CT 06512-3513



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

2/24/2022

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SCHEDULE A

PROPERTY DESCRIPTION

A certain piece or parcel of land situated in the City of Danbury, Fairfield County, State of Connecticut, being designated as Parcel "B" containing 4.108 acres as shown on a certain map entitled, "Topographical Map Prepared for Corporate Properties, Inc. Mill Plain Road, Danbury, Connecticut", Scale 1" = 40' dated October 21, 1977, Revised August 2, 1978, certified substantially correct by Sydney A. Rapp Jr. R.L.S. No. 7400. Bounded and described as follows:

Beginning at a point on the southerly side of Mill Plain Road marking the northwesterly corner of premises herein described, which point is marked by a Connecticut Highway Department monument, thence running in an easterly direction along the southerly side of Mill Plain Road on a curve having a radius of 1,382.40' a distance of 292.71' to a point marking the northeasterly corner of premises herein described, thence running in a southerly direction along Parcel "A" S 00°-39'-51" W a distance of 132.00' to a point, thence still along Parcel "A" S 52°-26'-40" E a distance of 127.83' to a point marking the southeasterly corner of Parcel "A" thence turning and running along land now or formerly of Anthony J. Rielless and Anna M. Rielless S 40°-31'-20" W a distance of 297.00' to a point, thence S 42°-38'-00" W a distance of 98.02' to a point, said point marking the southeasterly corner of the premises herein described, thence turning and running along land now or formerly of Barrett Roofing and Supply Co. the following courses and distances, N 40°-01'-10" W a distance of 98.71' to a point, thence 46°-03'-10" W a distance of 44.41' to a point, thence N 51°-33'-20" W a distance of 284.63' to a point, thence N 35°-51'-40" W a distance of 52.72' to a point, thence N 10°-46'-30" E a distance of 46.57' to a Connecticut Highway Department Monument marking the southwesterly corner of premises herein described, thence turning and running along land now or formerly of State of Connecticut, N 58°-47'-50" E a distance of 243.31 feet to a Connecticut Highway Department Monument marking the point or place of beginning.

Bounded:

NORTHERLY:	by Mill Plain Road, by Parcel A, and land now or formerly of State of Connecticut, each in part;
EASTERLY:	by Parcel "A" and land now or formerly of Anthony J. and Anna M. Rielless each in part;
WESTERLY:	by land now or formerly of Barrett Roofing and Supply Co.

IN WITNESS WHEREOF, this Limited Warranty Deed has been executed by Grantor to be effective as of the 22 day of April, 2015.

Lemle Danbury, LLC
By: Lemle 80th L.L.C., sole member

By: L. Craig Lemle
Name: L. Craig Lemle
Title: Member

Signed, sealed and delivered
in the presence of:

STATE OF NEW YORK :
: SS.
COUNTY OF NEW YORK :

On the 10 day of April in the year 2015 before me, the undersigned, personally appeared L. Craig Lemle, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

ZLATA FAYER
NOTARY PUBLIC-STATE OF NEW YORK
No. 02FA6187317
Qualified in Richmond County
My Commission Expires May 19, 2016

Zlata Fayer
Notary Public

city 31,000⁰⁰
Conveyance Tax Received
Lisa M. Jodman, Act.
Town Clerk of Danbury
state \$155,000⁰⁰

EXHIBIT B**Permitted Encumbrances**

1. Real Estate Taxes on the List of October 1, 2014 and subsequent lists; not yet due and payable.
2. Water and Sewer Use Charges to the City of Danbury not yet due and payable.
3. Drainage right in favor of the State of Connecticut as set forth in an instrument dated April 8, 1932 and recorded in Volume 188 at Page 567 of the Danbury Land Records.
4. Permit granted to the Danbury and Bethel Gas and Electric Light Company dated April 26, 1946 and recorded in Volume 222 at Page 333 of the Danbury Land Records.
5. Variance Certificate granted by the City of Danbury, Zoning Board of Appeals dated June 9, 1994 and recorded in Volume 1092 at Page 298 of the Danbury Land Records.
6. Variance Certificate granted by the City of Danbury, Zoning Board of Appeals dated June 13, 1996 and recorded in Volume 1154 at Page 296 of the Danbury Land Records.
7. Easement dated July 17, 2003 and recorded in Volume 1568 at Page 474 of the Danbury Land Records.
8. Grant of Special Exception by the City of Danbury, Planning Commission recorded in Volume 1734 at Page 759 of the Danbury Land Records.
9. Grant of Special Exception by the City of Danbury, Planning Commission recorded in Volume 2067 at Page 102 of the Danbury Land Records.
10. Grant of Special Exception by the City of Danbury, Planning Commission recorded in Volume 2221 at Page 426 of the Danbury Land Records.
11. Grant of Special Exception by the City of Danbury, Planning Commission recorded in Volume 2293 at Page 561 of the Danbury Land Records.
12. Notes, facts, conditions and others matters shown on survey prepared by Michael J. Riordan, Riordan Surveying entitled, "ALTA/ACSM Land Title Survey prepared for Lemle Danbury LLC Tax ID C14058#100 Mill Plains Road Danbury, Connecticut Zone -- CA -- 80 Total Area=179.074 Square Feet = 4.111 Acres Scale 1"=40" dated March 28, 2005".

Received for Record at Danbury, CT
On 04/23/2015 At 3:43:49 pm

